



*Town of Alpine
Planning & Zoning Commission Minutes*

DATE: *October 11th, 2022*
TIME: *7:00 p.m.*

PLACE: *Town Council Chambers*
TYPE: *Regular Meeting*

1. CALL TO ORDER: Meeting called to order at 7:02 p.m.

2. ROLL CALL & ESTABLISH QUORUM: Ms. Christine Wagner, Planning and Zoning Commission Administrator established roll call; members present were Mr. Floyd Jenkins, Mr. Tim Hartnett and Mr. Rex Doornbos. A quorum was established. Also in attendance was Mr. Robert Wagner, Commercial Building Inspector and Mr. Dan Halstead, Residential Building Inspector.

3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Alpine WY Hotel, LLC {Cobblestone}: Lot #9 Greys River Cove Subdivision, 111 Greys River Road (#C-01-22)** – Commercial Structure – Mr. Tim Shefchik, VP of Cobblestone Development was in attendance to present the hotel plans to the Commission for review and subsequent project approval. The brief review of the project is that the building will be a total of three (3) stories, with a height limit of forty-two feet (42) four and a half (4 1/2) inches and will consist of a sixty-six (66) hotel rooms with service elements of a food service area, pool room, laundry services for guest and/ hotel services.

Chairman Rex Doornbos asked about the project plan review and if there were any items the commercial inspector had concerns about. A detailed plan review sheet was presented; Mr. Wagner has been in communication with the engineering team for the project and various items have been identified for clarification and/or correction. Those items include:

Page #	Notes and/or Corrections Needed
T1.1	Building Code & Location Information Overall Building Code Information Comply with as a Minimal, the Following Codes: <ul style="list-style-type: none"> ▪ International Plumbing Code 2021 Building Height: <ul style="list-style-type: none"> ▪ Actual: 48'0" has been identified – Allowable building height in a Commercially Zoned District is 45'0" Means of Egress: <ul style="list-style-type: none"> ▪ Min. Number of Exits Per Ohio Building Code Section 1006 – This needs to be changed to identify - International Building Code
T2.0	General Specifications: Item P: Written test results to also be provided to the Town of Alpine.
C1.1	Civil Site Plan: Site Information: Proposed Building Height states: 42' 4" – Is this the correct height?
A1.4	Architectural Roof Plan Roof Plan identifies a Cupola - The extended cupola height was not approved by the Town of Alpine; notation needs to be made if this going to be removed and/or structure is under the allowable building height.
A3.0	Building Sections: Cross Section: Gable Roof overhang denotes 1'0" - Is this the correct measurement?
A3.1	Building Sections:

	Vest. Cross Section: Identifies a 1'0" overhang – Is this the correct measurement?
51.3	Structural Framing Plan – Roof Framing Plan – Appears to denote roof eaves at eighteen inches (18) and gable roof eaves at twelve (12) inches, please clarify.
Other Notes: Please designate climate zone for Lincoln County, Wyoming. Identify the corresponding insulation R-Values.	

Commissioners reviewed plans taking into consideration the required parking spaces for the project, outdoor lighting requirements, snow storage allocations/requirements. Chairman Doornbos stated that there have been resident concerns for the location of the hotel; Chairman Doornbos described the allowable uses in the commercial zoning district, which consist of: Visitor accommodations such as motels, hotels, inns, lodges and bed-and-breakfast facilities and RV campgrounds. With that said, the applicant has demonstrated the requirements needed for the project to move forward, as stipulated in the Alpine Land Use and Development Code (LUDC). An area of concern is the outdoor lighting for the parking lot. The drawings presented identify the range and number of lumens, commissioners reiterated that this project is surrounded by some residential homes and some multi-family properties, so there are concerns regarding the night lighting. Mr. Shefchik reiterated that the outdoor lighting complies with the Alpine codes.

Ms. Christine Wagner addressed the required number of parking spaces for the project. Although it would be nice to see larger parking space, for trailers and RV's, the regulations stipulate that the size of the parking spaces are to be eight and a half (8 ½) feet by eighteen (18) feet in size. In which the applicant has met that requirement. Commission member Mr. Tim Hartnett identified that there is a location on the property for overflow parking, which is also identified as snow storage area. Commissioners also discussed the snow storage for the property; the plans depict snow storage to be in the northwest portion of the lot, in which has been demonstrated to provide the required square feet of storage. Commissioner Hartnett commented he felt that it would be nicer to see more snow storage, but the minimum requirement has been met. Chairman Doornbos addressed the property entrance on the southwest access that the project is sharing with Family Dollar. The requirements stipulate that the access drives are to be twenty-four (24) feet for two (2) way traffic; the current access is just short of that number; however, it would be appreciated if they could widen that access at least thirty (30) feet. Mr. Shefchik agreed that they would make that street approach on Greys River Road wider.

Chairman Doornbos addressed the public in attendance; Mr. Troy Johnson addressed the Commission and the applicant regarding the project, first by stating that the notification of this meeting was not available on the website. Ms. Wagner addressed the discrepancy meeting notification, Mr. Johnson further stated his objections to the project, his main concern is that this is not the appropriate location/place for the project, other concerns are the young kids that travel on Greys River Road, project lighting, parking lot layout and snow storage. Young kids traveling on the road is a concern, however that is a concern for all businesses along the Greys River Road corridor, not just the Cobblestone entity, parents also need to be accountable for their children traveling on one of the Town's main traffic routes. The other items that Mr. Johnson brought up, were items that have been addressed and discussed. Mr. Johnson addressed his final concern that the big companies want to come into Alpine, put in their establishments, then leave town and they do not have a vested interest in the community. Mr. Shefchik addressed Mr. Johnson's concern about not having a vested interest in the community, the corporation picked this Alpine location because they do have an interest in the community and want to see Alpine thrive and become sustainable, it is not the intent to make Alpine a mini-Jackson Hole.

Mr. Dave Gustafson, area resident addressed the Commission regarding the project. Mr. Gustafson also feels that the project location is not a good fit, however he understands the regulations of the zoning district, it's just a hard transition from commercial zoning to residential zoning. His concerns are for the lighting, parking, landscape minimums. He would like to see the overflow parking and/or snow storage area to be paved, this would help with eliminating mud and dirt on Town roads. He would also like to see regulation enforcement for keep that dirt and mud off of Greys River Road, which is a very commonly traveled route. Mr. Shefchik's

final comment was that if the job site and/or the streets are a mess he will make sure that they are taken care of, if there were issues with the job site, he would certainly hope that he is contacted immediately so that expedited abatement can be taken care of.

With all the final comments wrapped up the Commission would like to move forward with permitting the project, which would allow the applicant to begin excavation on the property with some contingencies outlined from the Commercial Building Inspector's plan review identification.

Mr. Tim Hartnett moved to approve permit application #C-01-22 for Alpine WY Hotel, LLC {Cobblestone Hotels}, Lot #9 of the Greys River Cove Subdivision, 111 Greys River Road, with permit approval contingencies as so stated:

1. Street approach on Greys River Road needs to be bigger, the entrance/exit approach needs to be at a minimum of thirty (30) feet wide, inside curb to inside curb;
2. All Outdoor Lighting - Needs to be compliance with Alpine Land Use and Development Code (LUDC) Regulations;
3. All Building/Property signage will be removed from the initial building permit for additional review for compliance with the Alpine LUDC regulations.
4. Applicant to provide more landscaping on the Southeast side of the property/project;
5. Payment of all associated fees (Building, Water/Sewer Connections);
6. DEQ permit information/notification to be submitted to the Town of Alpine;
7. State Department of Fire Prevention & Electrical Safety plan submittal documents and subsequent permits to be submitted to the Town of Alpine; and
8. Identified Corrections on the list provided by the Town of Alpine Commercial Building Inspector as stipulated below:

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Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

4. TABLED ITEMS:

- NONE

5. DISCUSSION AND/OR CORRESPONDENCE ITEMS:

- **Planning/Zoning Discussion Items:**
 - **LUDC Revision Updates - #2:** Ms. Wagner addressed the Commission members with the revisions and/or corrections to Part #2 {Procedures} of the LUDC; the revisions and/or corrections were minor corrections for "Type O's" that were previously discussed and/or addressed at the September 27th, 2022, meeting of the commission. It was determined that the Commissioners would review the corrected document before moving forward with other chapter corrections.

Mr. Tim Hartnett moved to approve the corrected changes to Part 2 – Procedures of the Alpine Land Use and Development Code, as presented. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

- **Planning/Zoning Correspondence:**
 - Draft Town Council Meeting Minutes of September 20th, 2022. Commission members has no additional comments regarding the presented minutes
 - Comments/Concerns from Commissioners – There was no additional comments/concerns.

6. APPROVAL OF MINUTES:

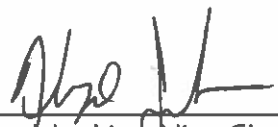
- **Planning & Zoning Meeting Minutes of September 27th, 2022:** Commission members reviewed the meeting minutes that were distributed prior to the meeting date. There was no question, comments and/or corrections to the meeting minutes.

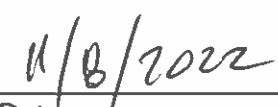
Mr. Tim Hartnett moved to approval of the minutes from September 27th, 2022, Meeting of the Planning & Zoning Commission, as written. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

7. TOWN COUNCIL ASSIGNMENT: October 19th, 2022 – Mr. Floyd Jenkins will be the representative in attendance at the next Town Council meeting.

8. ADJOURN MEETING: Mr. Floyd Jenkins moved to adjourn the meeting. Mr. Tim Hartnett seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

Meeting adjourned at 8:46 pm.


Floyd Jenkins, Vice-Chairman


Date

Transcribed By:


Christine Wagner, Planning & Zoning Administrator


Date

** Minutes are a brief summary of the meeting **